040.0	0007	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	942,600	/	942,600
USE VALUE:	942,600	/	942,600
ASSESSED:	942,600	/	942,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
84	-86	TUFTS ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	LAGASSE PATRICK &
Owner 2:	LEE JENNIFER
Owner 3:	
Street 1:	84 TUFTS STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	GASPAR RONALD F /SHEILA -
Owner 2:	-
Street 1:	PO BOX 1264
Twn/City:	YORK BEACH
St/Prov:	ME Cntry:
Postal:	03910

NARRATIVE DESCRIPTION

This parcel contains 2,911 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1935, having primarily Vinyl Exterior and 2614 Square Feet, with 2 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 13 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	2911.000	533,000	3,700	405,900	942,600
Total Card	0.067	533,000	3,700	405,900	942,600
Total Parcel	0.067	533,000	3,700	405,900	942,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 360.60 | /Parcel: 360.6

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	27465
GIS Ref	
GIS Ref	
Insp Date	08/19/17

!3367!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 040.0-0007-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	533,200	3700	2,911.	405,900	942,800	942,800	Year End Roll	12/18/2019
2019	104	FV	397,700	3700	2,911.	431,200	832,600	832,600	Year End Roll	1/3/2019
2018	104	FV	397,700	3700	2,911.	314,500	715,900	715,900	Year End Roll	12/20/2017
2017	104	FV	373,700	3700	2,911.	274,000	651,400	651,400	Year End Roll	1/3/2017
2016	104	FV	373,700	3700	2,911.	233,400	610,800	610,800	Year End	1/4/2016
2015	104	FV	334,100	3700	2,911.	228,300	566,100	566,100	Year End Roll	12/11/2014
2014	104	FV	334,100	3700	2,911.	187,700	525,500	525,500	Year End Roll	12/16/2013
2013	104	FV	347,200	3700	2,911.	178,600	529,500	529,500		12/13/2012

PRINT

Date	Time
12/10/20	18:38:25

LAST REV

Date	Time
09/19/17	09:57:46
danam	
3367	

USER DEFINED

Prior Id # 1:	27465
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
GASPAR RONALD F	62082-509		6/24/2013		675,000	No	No		
GASPAR RONALD F	39146-516		5/12/2003	Family	99	No	No		
	18576-308		9/1/1987		75,000	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/13/2017	826	Redo Kit	56,000	C				
9/12/2016	1107	Manual	42,000	C				STRUCTURAL REPAIRS
4/23/2014	376	Re-Roof	18,242					
9/28/1993	482	Dormers	7,000					DORMER 25'

ACTIVITY INFORMATION

Date	Result	By	Name
8/19/2017	MEAS&NOTICE	HS	Hanne S
6/16/2014	External Ins	PC	PHIL C
4/13/2009	Meas/Inspect	163	PATRIOT
3/21/2000	Inspected	264	PATRIOT
3/3/2000	Measured	263	PATRIOT
8/20/1993		TH	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		2911		Sq. Ft.	Site		0	80.	1.74	1									405,863						405,900	

Total AC/HA:	0.06683	Total SF/SM:	2911	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	

Total: 405,863 | Spl Credit | Total: 405,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:	2 - Clapboard	40	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1935	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.05168319
Const Adj.:	0.98990101
Adj $ / SQ:	176.981
Other Features:	118917
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	654800
Depreciation:	121793
Depreciated Total:	533007

COMMENTS

RE-CK 2001, RENOV IN PROG.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units:	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	13	BRs:	5	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	1	1
1	8	4	
Totals			
2	13	5	

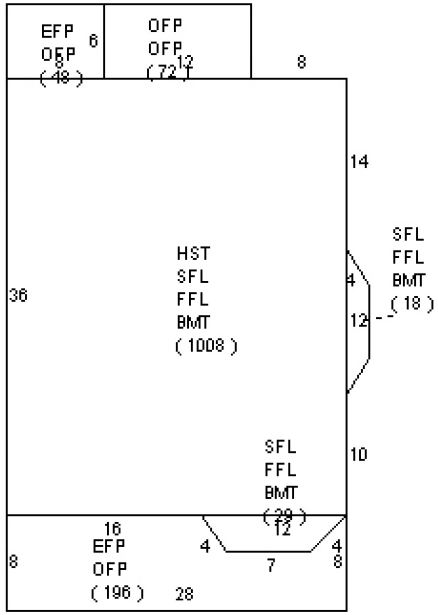
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	176.98
Special Features:	0	Val/Su Net:	123.92
Final Total:	533000	Val/Su SzAd	203.90

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,055	53.090	56,014
FFL	First Floor	1,055	176.980	186,715
SFL	Second Floor	1,055	176.980	186,715
HST	Half Story	504	176.980	89,198
OFP	Open Porch	388	20.540	7,971
EFP	Enclos Porch	244	38.000	9,271
	Net Sketched Area:	4,301	Total:	535,884
Size Ad	2614	Gross Are	4805	FinArea 2614

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

PARCEL ID

040.0-0007-0004.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	11X22	A	AV	1935	25.33	T	40	104			3,700			3,700
2	Frame Shed	D	Y	1	6X8	F	FR	1980	0.00	T	39	104						

More:	N	Total Yard Items:	3,700	Total Special Featues:	Total: 3,700